138.0	0001	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	856,300	/	856,300
USE VALUE:	856,300	/	856,300
ASSESSED:	856,300	/	856,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUNT HARRY H & SOPHIE
Owner 2:	
Owner 3:	
Street 1:	49 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1940, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7400.000	277,300	1,200	577,800	856,300
Total Card	0.170	277,300	1,200	577,800	856,300
Total Parcel	0.170	277,300	1,200	577,800	856,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.11 | /Parcel: 546.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88309
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!10652!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,300	1200	7,400.	577,800	856,300		Year end	12/23/2021
2021	101	FV	277,300	1200	7,400.	577,800	856,300		Year End Roll	12/10/2020
2020	101	FV	277,100	1200	7,400.	577,800	856,100	856,100	Year End Roll	12/18/2019
2019	101	FV	245,200	1400	7,400.	609,900	856,500	856,500	Year End Roll	1/3/2019
2018	101	FV	245,200	1400	7,400.	449,400	696,000	696,000	Year End Roll	12/20/2017
2017	101	FV	229,700	1400	7,400.	430,100	661,200	661,200	Year End Roll	1/3/2017
2016	101	FV	229,700	1400	7,400.	398,000	629,100	629,100	Year End	1/4/2016
2015	101	FV	207,500	1400	7,400.	333,800	542,700	542,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:06:58

LAST REV

Date	Time
10/11/17	10:29:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10652

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12822-123		7/3/1975		44,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1367	Re-Roof	11,575					Strip and reshingl

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
11/10/1999	Meas/Inspect	263	PATRIOT
7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	90.	0.87	10									577,802						577,800	

Total AC/HA:	0.16988	Total SF/SM:	7400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	577,802	Spl Credit		Total:	577,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	95551
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340670
Depreciation:	63365
Depreciated Total:	277305

COMMENTS

643-3562.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB

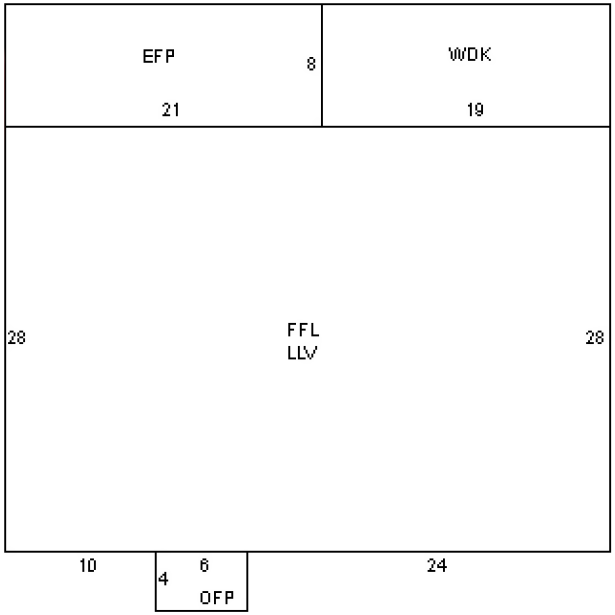
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	132.12
Special Features:	0	Val/Su Net:	107.31
Final Total:	277300	Val/Su SzAd	247.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	132.120	147,978
LLV	Lower Level	1,120	77.290	86,567
EFP	Enclos Porch	168	44.740	7,517
WDK	Deck	152	12.960	1,970
OFP	Open Porch	24	45.330	1,088

Net Sketched Area: 2,584 | Total: 245,120

Size Ad 1120 | Gross Area 2584 | FinArea 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1970	3.99	T	39.2	101			500			500
A2	WOOD SHD	D	Y	1	8X16	A	AV	1990	7.56	T	23.2	101			700			700

More: N | Total Yard Items: 1,200 | Total Special Featues: | Total: 1,200

IMAGE

AssessPro Patriot Properties, Inc